

Residential, Commercial or Gas Station Opportunity

468 Palm Canyon Drive | Borrego Springs, CA 92004

- Approximately 18.25 acres total
- 15.10 acres in 6 contiguous parcels zoned RR, C42, C36 and bounded by 3 streets
- 3.15 acres zoned RC bounded by 2 streets
- Permitted uses include residential, mobile home park, group residential, group care, resort, community recreation, restaurant, convenience store, gas station, automotive sales and services, medical services, and more.
- Three ¾" water meters in place
- Most of the land is outside of the flood plane

ASKING PRICE: \$599,000



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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

LEE & ASSOCIATES HEREBY ADVISES ALL PROSPECTIVE PURCHASERS AS FOLLOWS:

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Lee & Associates has not and will not verify any of this information, nor has Lee & Associates conducted any investigation regarding these matters. Lee & Associates makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of real estate, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this opportunity. Lee & Associates expressly denies any obligation to conduct a due diligence examination of this Property for Buyer. Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance or value of this property. The value of the property to you depends on factors that should be evaluated by you and your tax, financial, consultants and legal advisors. Buyer and Buyer's tax, financial, legal, consultants and all advisors should conduct a careful, independent investigation of any property to determine to your satisfaction the suitability of the property for your needs.

Like all real estate, this property carries significant risks. Buyer and Buyer's consultants, legal and financial advisors must request and carefully review all legal and documents related to the property. Any info provided including fees and costs are not guaranteed and should be verified by Buyer. These figures are subject to change at any time based on market, economic, environmental or other conditions. Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any potential development or use of the property.

By accepting this Marketing Brochure you agree to release Lee & Associates and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



contents

4 aeriels

5 location map

7 property information

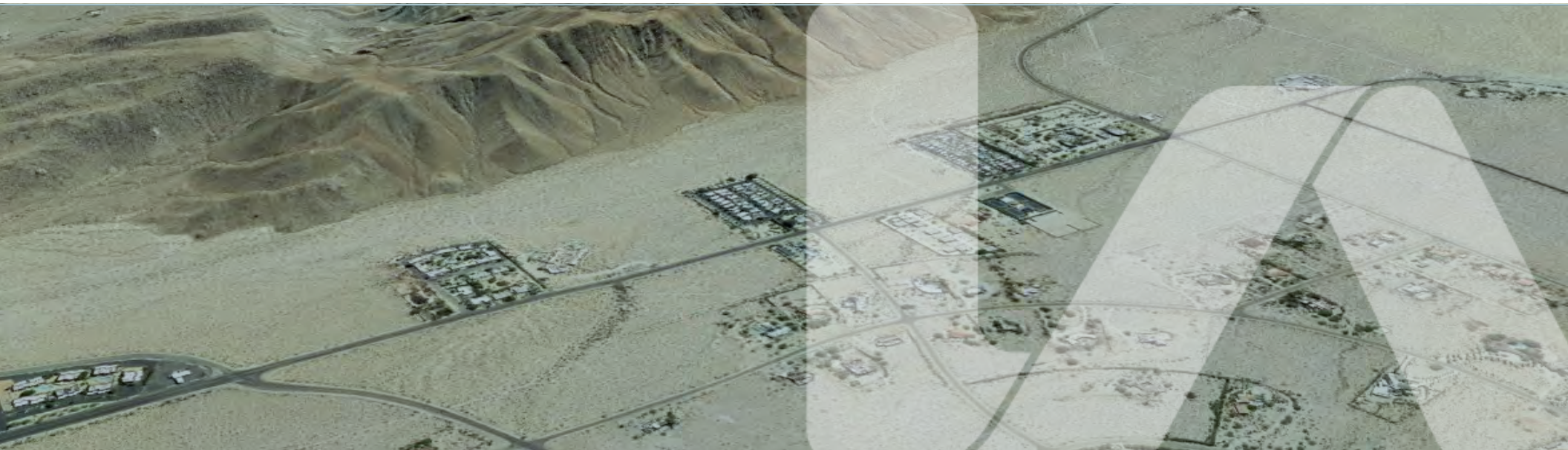
8 property breakdown

9 plat map

10 flood hazard maps

13 education

14 demographics





Nuevo Oso Ranch

De Anza Country Club

Springs at Borrego Golf Course

Anza Borrego State Park

Borrego Valley Airport

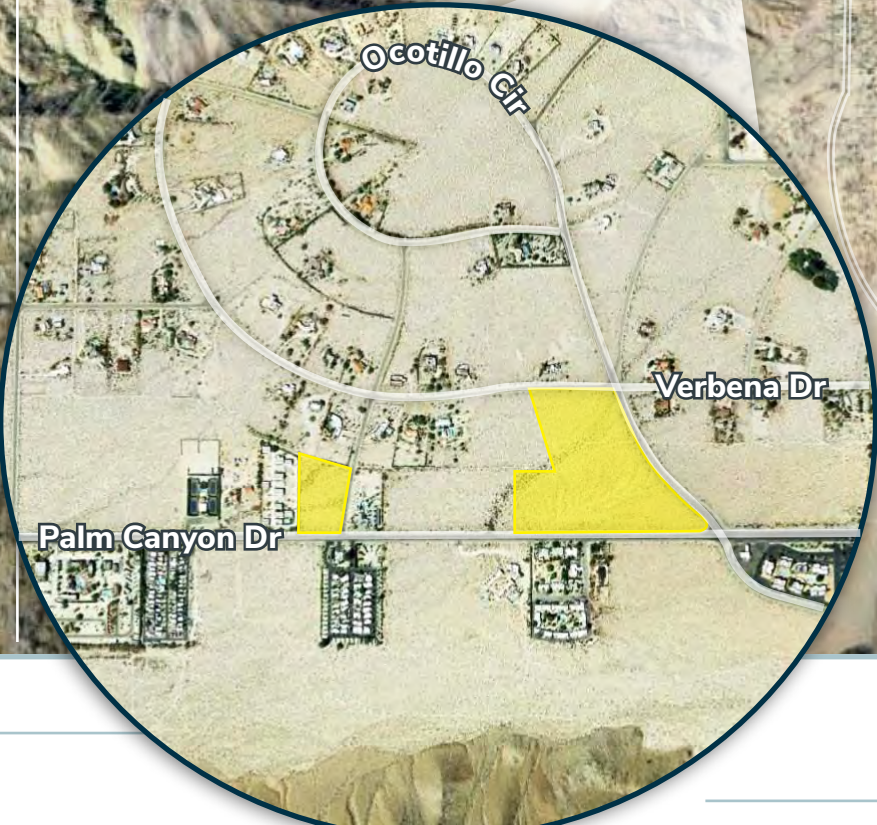
Borrego Springs Mall

Borrego Springs Resort & Spa

Rango Way

Anza Borrego State Park

Borrego Air Ranch



aerial



1



2



3



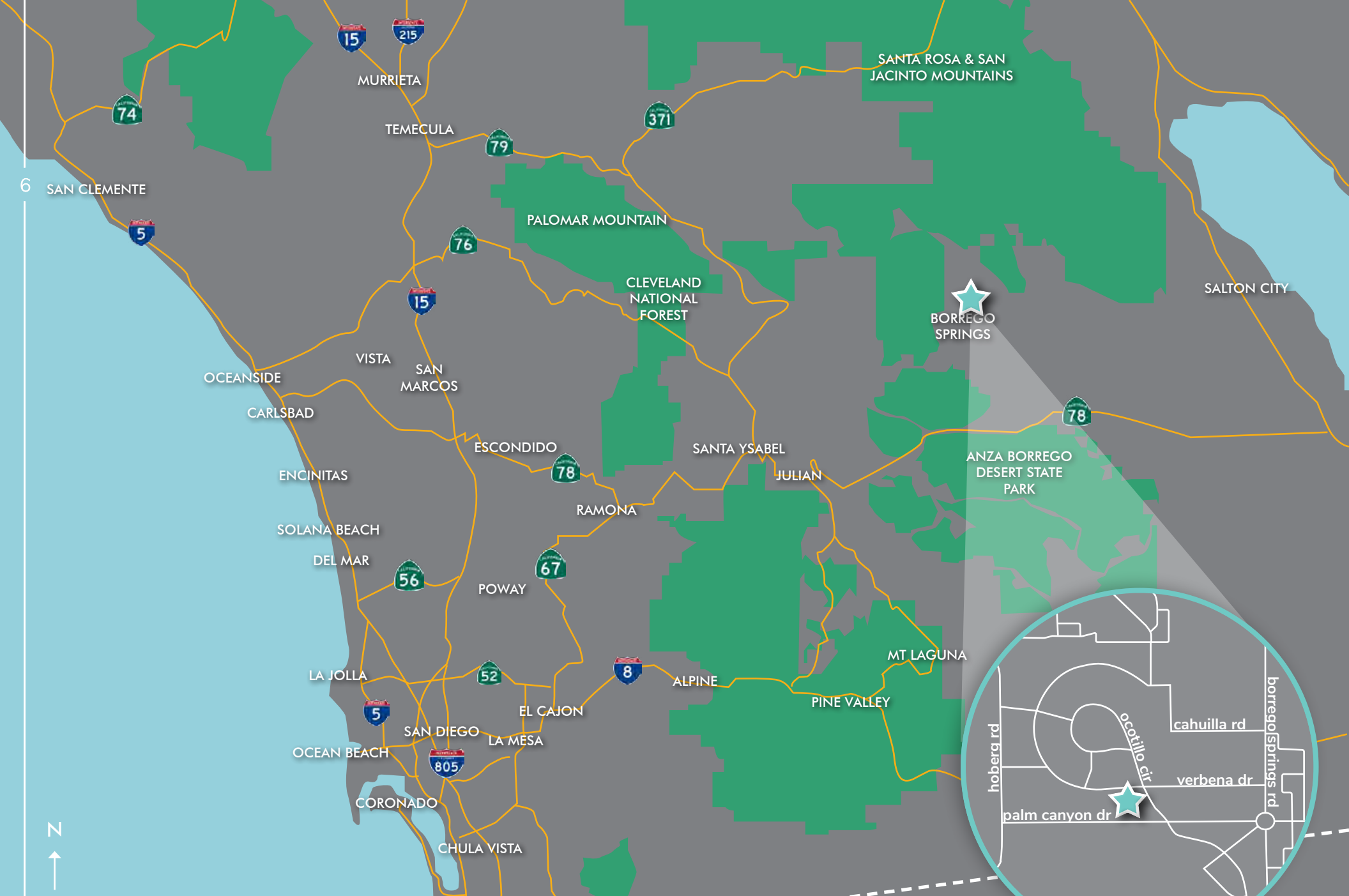
4



subject property

borrego springs rd

palm canyon dr



location map

property information

location & property overview:

The subject property is located at 468 Palm Canyon Drive in Borrego Springs, CA. Six of the seven parcels are contiguous and located on the northwest corner of Palm Canyon Drive and Ocotillo Circle. The remaining, commercially zoned parcel is located on the northwest corner of Palm canyon Drive and Five Diamonds Road.

The properties are in an excellent location in the heart of town along one of the main roads running through Borrego Springs. The property is just west of Road Runner Golf and Country Club and Springs at Borrego Golf Course, just south of Borrego Springs High School, and across the street from the Borrego Springs Mall and shopping center. The 15 acres also have three, ¾" water meters that are included with the property. All parcels are located outside of the flood plane, which is rare for properties in this location. The properties have various zoning, which allows the buyer flexibility and a long list of permitted uses including, but not limited to, single-family residential, mobile home park, group residential, group care, resort, community recreation, restaurant, convenience store, gas station, automotive sales and services, medical services, and much more.

jurisdiction:

San Diego County

APNs & acreage:

Adjacent Parcels:

- 141-384-01-00 » 1.99
 - 141-384-02-00 » 1.88
 - 141-384-15-00 » 1.86
 - 141-384-16-00 » 2.43
 - 141-384-17-00 » 2.47
 - 141-384-18-00 » 4.47
- TOTAL » 15.10 acres

Single Parcel:

- 141-384-38-00 » 3.15

zoning:

Varies- Rural Residential, Residential/Commercial, General Commercial, and Visitor-Serving Commercial (RR, RC, C36, & C42). See table on following page.

general plan:

Varies- Semi-Rural, General Commercial, and Rural Commercial (SR-4, C1, & C4). See table on following page.

permitted uses:

Mix of single-family residential, mobile home park, group residential, group care, restaurant, convenience store, gas station, automotive sales and services, medical services, and more.

**Some uses require a minor use permit or major use permit depending on the zone.*

[Click to view C36 Permitted Uses](#)

[Click to view C42 Permitted Uses](#)

[Click to view RR Permitted Uses](#)

[Click to view RC Permitted Uses](#)

school district:

Borrego Springs Unified School District

services:

Water/Sewer- Borrego Water District

Gas/Electric- SDG&E

Fire- Borrego Springs Fire Protection District

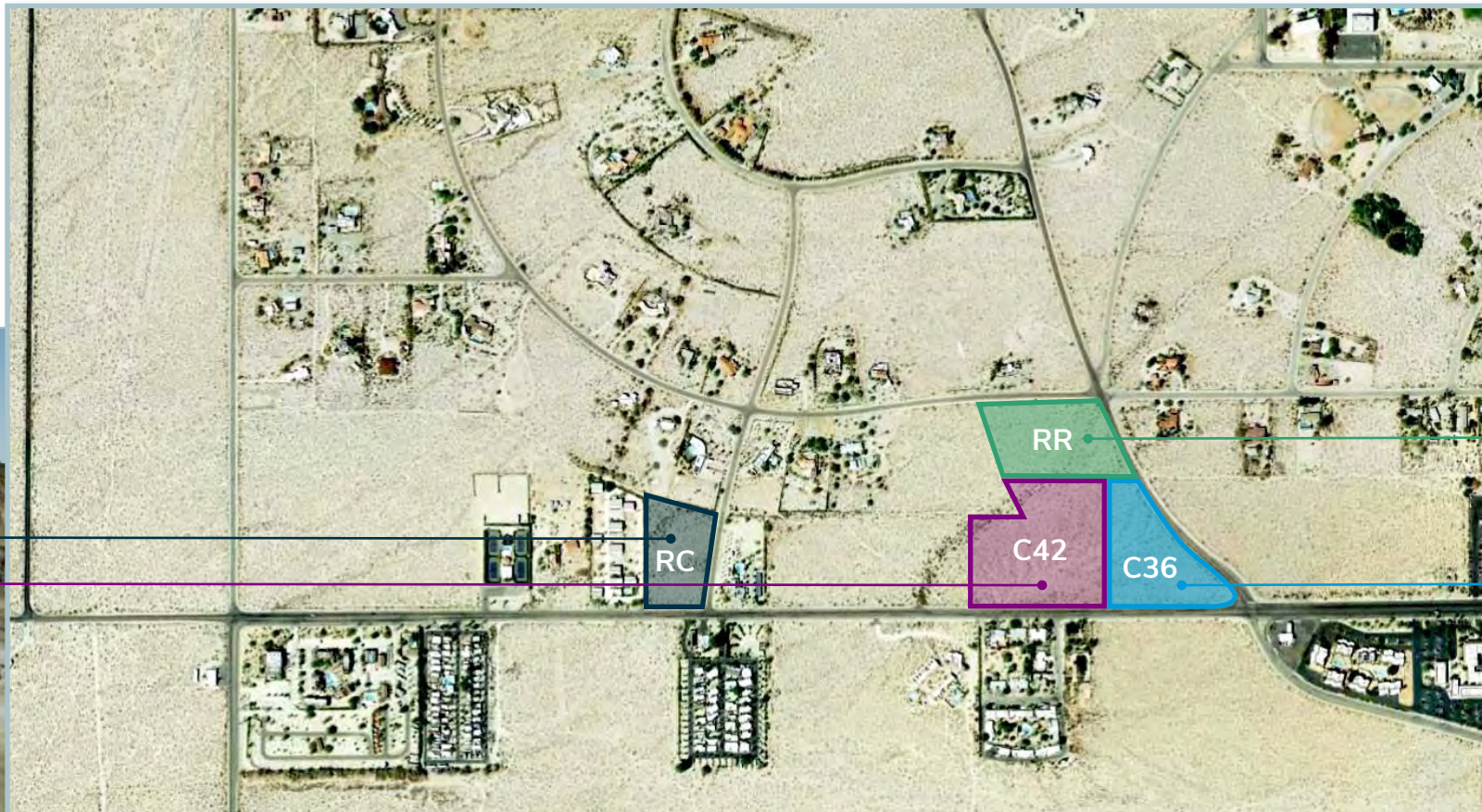
Police- San Diego County Sheriff's Department

asking price:

\$599,000

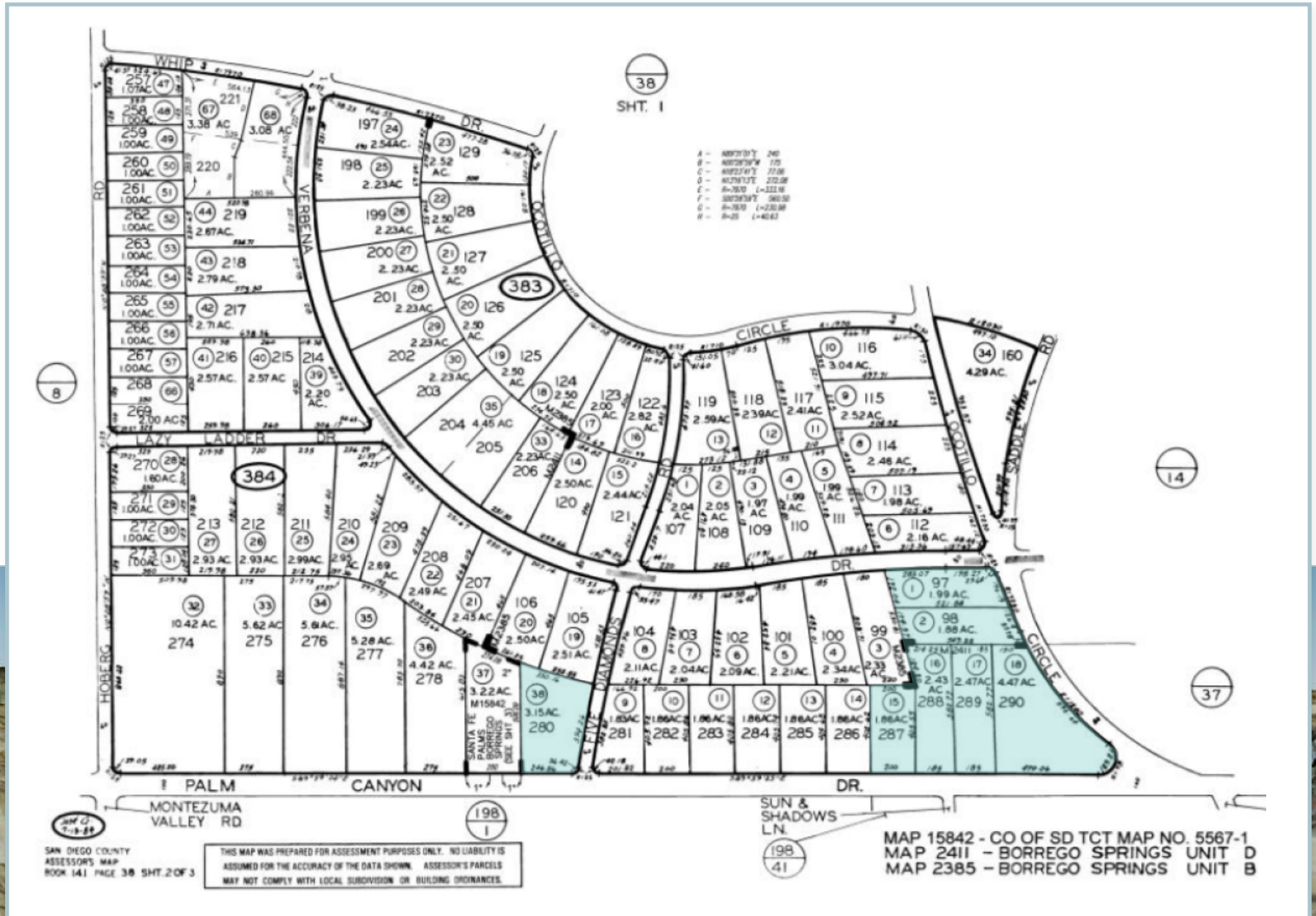
property breakdown

APN	Acreage	Zoning	GP	Min Lot Size	Density	Max Height
141-384-01	1.99	RR	SR-4	2 Acres	1 du/4, 8 or 16 acres	35/ or 2 stories
141-384-02	1.88	RR	SR-4	2 acres	1 du/4, 8 or 16 acres	35/ or 2 stories
141-384-15	1.86	C42	C4 (Rural Commercial)	6,000 SF	2 du/1 acre	35/ or 2 stories
141-384-16	2.43	C42	C4 (Rural Commercial)	6,000 SF	2 du/1 acre	35/ or 2 stories
141-384-17	2.47	C42	C4 (Rural Commercial)	6,000 SF	2 du/1 acre	35/ or 2 stories
141-384-18	4.47	C36	C1 (General Commercial)	NA	0.45-0.70 FAR	35/ or 2 stories
141-384-38	3.15	RC	C4 (Rural Commercial)	6,000 SF	2 du/1 acre	35/ or 2 stories



plat map

9



flood hazard map

National Flood Hazard Layer FIRMette



116°23'29"W 33°15'41"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

116°22'51"W 33°15'11"N

Basemap: USGS National Map; Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 6/10/2022 at 2:32 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

flood hazard map

National Flood Hazard Layer FIRMette



116°23'52"W 33°15'41"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

- | | | |
|------------------------------------|--|---|
| SPECIAL FLOOD HAZARD AREAS | | Without Base Flood Elevation (BFE)
Zone A, V, A99 |
| | | With BFE or Depth Zone AE, AO, AH, VE, AR |
| | | Regulatory Floodway |
| OTHER AREAS OF FLOOD HAZARD | | 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X |
| | | Future Conditions 1% Annual Chance Flood Hazard Zone X |
| | | Area with Reduced Flood Risk due to Levee. See Notes. Zone X |
| | | Area with Flood Risk due to Levee Zone D |
| OTHER AREAS | | NO SCREEN Area of Minimal Flood Hazard Zone X |
| | | Effective LOMRs |
| | | Area of Undetermined Flood Hazard Zone D |
| GENERAL STRUCTURES | | Channel, Culvert, or Storm Sewer |
| | | Levee, Dike, or Floodwall |
| OTHER FEATURES | | Cross Sections with 1% Annual Chance Water Surface Elevation |
| | | Coastal Transect |
| | | Base Flood Elevation Line (BFE) |
| | | Limit of Study |
| | | Jurisdiction Boundary |
| | | Coastal Transect Baseline |
| | | Profile Baseline |
| | | Hydrographic Feature |
| MAP PANELS | | Digital Data Available |
| | | No Digital Data Available |
| | | Unmapped |
- The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

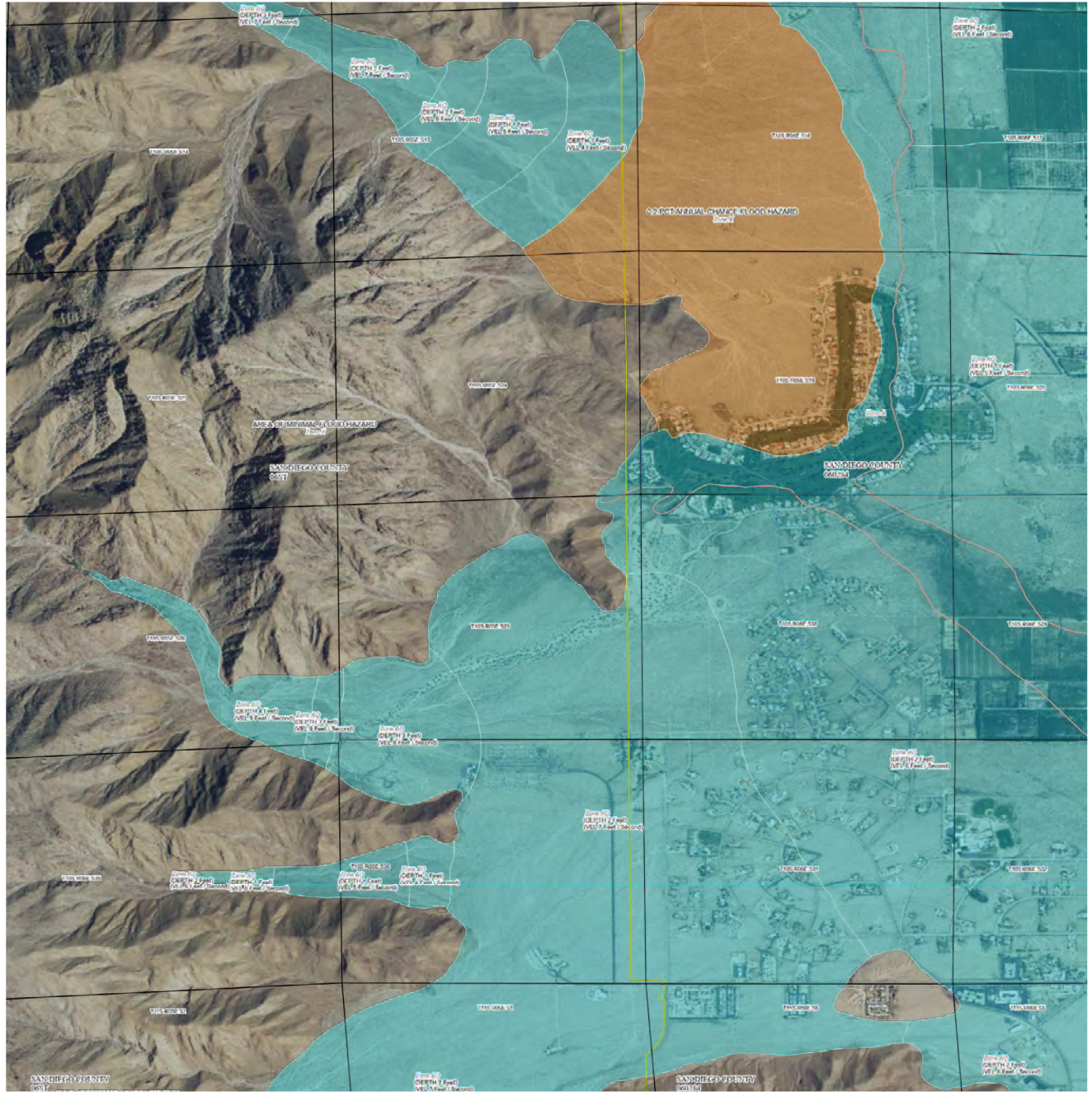
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flood hazard map

12



FLOOD HAZARD INFORMATION

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR DRAFT FIRM PANEL LAYOUT

- SPECIAL FLOOD HAZARD AREAS**
 - Without Base Flood Elevation (BFE) Zone A, AE, AD, AH, VE, VE-AR
 - With BFE or Depth Zone AE, AD, AH, VE, VE-AR
 - Regulatory Floodway
- OTHER AREAS OF FLOOD HAZARD**
 - 0.2% Annual Chance Flood Hazard. Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
 - Future Conditions 1% Annual Chance Flood Hazard Zone X
 - Area with Reduced Flood Risk due to Levee See Notes Zone X
 - Area with Flood Risk due to Levee Zone D
- OTHER AREAS**
 - NO SCREEN Area of Minimal Flood Hazard Zone X
 - Effective LOMs
 - Area of Undetermined Flood Hazard Zone D
- GENERAL STRUCTURES**
 - Channel, Culvert, or Storm Sewer
 - Levee, Dike, or Floodwall
 - Cross Sections with 1% Annual Chance Water Surface Elevation 20.2
 - 17.8
 - Coastal Transect
 - Coastal Transect Baseline
 - Profile Baseline
 - Hydrographic Feature
 - Base Flood Elevation Line (BFE)
- OTHER FEATURES**
 - Limit of Study
 - Jurisdiction Boundary

NOTES TO USERS

For information and questions about the Flood Insurance Rate Map (FIRM), available products associated with this FIRM, including historic versions, the current map date for each FIRM panel, how to order products, or the National Flood Insurance Program (NFIP) in general, please call the FEMA Map Information Exchange at 1-877-FEMA-MAP (1-877-362-7627) or visit the FEMA Flood Map Service Center website at www.fema.gov. Available products may include preliminary flood maps of Risk Change, Flood Insurance Study Report, and/or digital versions of the map. Many of these products can be ordered or obtained directly from the website.

Communities appearing on adjacent FIRM panels must obtain a current copy of the adjacent panel as well as the current FIRM sheet. These may be ordered directly from the Flood Map Service Center at the number listed above.

For community and countywide map dates, refer to the Flood Insurance Study Report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-368-8626.

Basemap information shown on this FIRM was provided in digital format by the United States Geological Survey (USGS). The basemap shown is the USGS National Map. Copyright: Last released October, 2008.

This map was prepared from FEMA's National Flood Hazard Layer (NFHL) on 09/20/2012 2:08 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time. For additional information, please see the Flood Hazard Mapping Updates Overview Fact Sheet at <https://www.fema.gov/media-library/assets/documents/115418>.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards. This map may be void if the one or more of the following map elements do not appear: basemap image, flood zone labels, legend, scale bar, map creation date, community identifier, FIRM panel number, and FIRM effective date.

SCALE

Map Projection: GCS, Geoid Reference System 5980
Vertical Datum: No elevation features on this FIRM
For information about the specific vertical datum for elevation features, datum conversions, or vertical monuments used to create this map, please see the Flood Insurance Study (FIS) Report for your community at <https://map.fema.gov>

1 inch = 1,000 feet 1:12,000

0 500 1,000 2,000 3,000 4,000 Feet

0 105 210 420 630 840 Meters

NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP

PANEL 645 or 2300

Panel Contains:
COMMUNITY NUMBER PANEL
SAN DIEGO COUNTY 060284 0645

FEMA
National Flood Insurance Program

MAP NUMBER
06073006456
EFFECTIVE DATE
May 16, 2012

Borrego Springs Unified School District

We are Borrego Springs Unified School District. As a small school and caring community, we work together to provide every single student a diverse and academically rich education. We aspire to produce graduates who have their own visions for the future, armed with strong values and the tools for success in college, career, family and community life.

<https://www.bsusd.net/>

1 Borrego Springs Elementary School

1315 Palm Canyon Drive
Borrego Springs, CA 92004

2 Borrego Springs Middle School

2255 Diegueno Rd
Borrego Springs, CA 92004

3 Borrego Springs High School

2281 Diegueno Rd
Borrego Springs, CA 92004



2021 demographics

3 mile



population
2,910



estimated households
1,328



average household income
\$54,256



median household income
\$65,626



total employees
348

5 miles



population
3,168



estimated households
1,448



average household income
\$52,897



median household income
\$64,664



total employees
365

7 miles



population
3,343



estimated households
1,531



average household income
\$51,958



median household income
\$64,068



total employees
426



for more information, please contact:

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